

SECOND AMENDMENT OF LEASE

This Second Amendment (hereinafter, "Amendment") of the Lease Agreement between the U.S. Department of Veterans Affairs and the Regents of the University of California of Certain Real Property and Facilities at the West Los Angeles Campus, in Los Angeles, California (the "Lease"), is made and effective as of this 10th day of December, 2020 (the "Effective Date"), by and between the U.S. Department of Veterans Affairs (hereinafter "Department" or "Lessor"), and the Regents of the University of California on behalf of its Los Angeles campus (hereinafter "Lessee" or "UCLA").

RECITALS

A. Department and Lessee entered into the Lease effective as of December 23, 2016 and as amended effective April 3, 2017, for the lease of certain premises comprised of athletic fields and complex located on approximately 10.09 acres of real property (the "Property", as that term is defined in the Lease) in the County of Los Angeles, State of California, within the West Los Angeles Campus, all as more particularly set forth in the Lease.

B. The Department and Lessee desire by this Amendment to further amend the Lease as hereinafter provided.

TERMS

NOW, THEREFORE, in consideration of the foregoing Recitals, the mutual covenants contained herein, and good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Department and Lessee do hereby agree as follows:

1. **Incorporation.** Recitals A and B above are hereby incorporated by reference.

2. **Defined Terms.** Department and Lessee hereby agree that all initial capitalized terms used in this Amendment shall have the same meaning given such terms in the Lease, as shall be appropriate, unless otherwise defined in this Amendment.

3. **Amendment of Lease.** The Lease is amended as of the date hereof (the "Effective Date"), as follows:

3.1. **Practice Field.** VA has reviewed Lessee's submitted Schematic Design dated January 8, 2020 which is comprised of a new synthetic turf practice infield with bullpen, perimeter fencing, sports lighting, and a reconfigured parking lot with striping over slurry coat to be located within the Property on a portion of Parking Lot No. 15 ("Practice Field") and described and depicted in Exhibit A hereto. VA hereby approves the proposed scope of work for the Practice Field, conditioned upon Lessee's satisfaction of the following criteria and obligations:

3.1.1. The Practice Field shall be designed, constructed, and operated under the requirements specified in the Lease, including but not limited to Article 10, and as otherwise specified in this Amendment.

3.1.2. Lessee shall be solely responsible for all costs and the implementation of approvals and construction activities associated with the Practice Field.

3.1.3. Upon completion of the Practice Field, VA and Lessee shall create, implement, and manage a program to provide ongoing access to, and use of, the Practice Field for use by Veterans and their families ("Veteran Practice Field Program"). Lessee shall provide written monthly reports describing the marketing and outreach program for the Veteran Practice Field Program opportunities and include the metrics for the actual Veteran usage of the Practice Field. These reports will include updates related to all compliance activities involving the Practice Field.

3.1.4. The Veteran Practice Field Program will take into consideration the frequency of use of the Practice Field by Lessee for practices, games, maintenance, cleaning, and other activities that are permitted under the Lease. The Veteran Practice Field Program will provide Veterans and their families access to and use of the Practice Field on a frequent and year-round basis, subject to ongoing coordination by and between VA and Lessee.

3.1.5. The Practice Field may be used by the Veteran Practice Field Program for a variety of activities, including but not limited to: baseball, softball, kickball, yoga, stretching, jogging, whiffle ball, soccer, Accessible and Para sport training, and other activities agreed to by and between VA and Lessee.

3.1.6. Lessee shall make best efforts to implement a Veteran hiring program specific to the Practice Field, with respect to contractors and employees hired for its design, construction, operation, and maintenance.

3.1.7. Lessee shall make best efforts to hire Veterans on a priority basis for the Practice Field workforce that are employed for its design, construction, operation, and maintenance.

3.2. Lessee Overflow Parking. Article 4.B of the Lease is deleted in its entirety and there shall be no further VA requirement or obligation for Lessee Overflow Parking.

4. **Successors.** The provisions of this Amendment shall bind and inure to the benefit of the heirs, representatives, successors and assigns of the parties hereto.

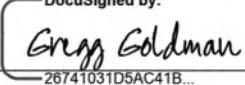
5. **Integration and Restatement.** The Lease and this Amendment shall not be further amended or modified except by a written instrument signed by both Department and Lessee. This Amendment shall not be construed more favorably for, or more strictly against, either party on the grounds that such party participated more or less fully in the preparation of this Amendment. Except as expressly provided herein, the Department and Lessee fully confirm, ratify, and restate the Lease and each provision thereof. Except as amended hereby, the Lease remains in full force and effect.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Department and Lessee have entered into this Amendment as of the Effective Date.

LESSEE:

**The Regents of the University
of California**

By: 

26741031D5AC41B...

Name: Gregg Goldman

Title: Vice Chancellor and CFO

Date: 12/10/2020

LESSOR:

**United States Department
of Veterans Affairs**

By: 

Alan D. Trinh 168878
Digitally signed by Alan D. Trinh
168878
Date: 2020.12.10 15:41:52 -08'00'

Name: Alan Trinh

Title: Deputy Director and Contracting Officer

Date: 12/10/2020

EXHIBIT “A” - PRACTICE FIELD

The Schematic Design dated January 8, 2020 for the Practice Field is contained on the following seven (7) pages.

UCLA

**University of California, Los Angeles
Jackie Robinson Stadium Improvements**
100 Constitution Avenue, Los Angeles, California 90095



OWNER
REPRESENTATIVE OF THE
UNIVERSITY OF CALIFORNIA
UCLA CAPITAL PROGRAMS
1000 VETERAN AVE (J100) 90119-05
LOS ANGELES, CA 90095

ARCHITECT

HKS ARCHITECTS INC.
10480 W. MARIE LAVIE BLVD.
SUITE 1050 LOS ANGELES, CA 90024

CIVIL ENGINEER

KIST CONSULTING
ENGINEERS 700 S
FLOWERS STREET #2100
LOS ANGELES, CA
90017

FIRE SAFETY

SLS FIRE
555 WEST 5TH STREET, 30TH
FL, LOS ANGELES, CA 90013

**ELECTRICAL & PLUMBING
ENGINEERING**

INTERNAL GROUP
10500 RIVER CHASE BLVD., 11502
ETHERIDGE, CA 91458

FIELD/Turf ENGINEERING

LLOYD-CAL & SPORTS
ENGINEERING
7340 NARACEO DR. SUITE #515
SCOTTSDALE, AZ 85258

PROJECT SCOPE
A NEW SYNTHETIC TURF
PRACTICE INFIL WITH
BULLPEN, PERIMETER
FENCING, 100' PITCHING
LIGHTING, 10' PITCHING LOT
STRIPPING, OVER SLURRY COAT

SHHEET INDEX

A-1 COVER
A-2 DEMOLITION PLANS
A-3 SITE PLAN
A-4 FIELD DIMENSIONS
C-1 CIVIL DRAWINGS
E-1 ELECTRICAL PLAN
L-1 LIGHTING PLAN

SCHEMATIC DESIGN

JANUARY 01, 2020

UCLA PROJECT NO. 2481892-01

HKS PROJECT NO. 21723.002

DEMO PLAN KEYNOTES

1. LINE OF DEMOLITION AND CONSTRUCTION PROFILE
2. EXISTING GROUND SURFACE
3. EXISTING GROUND SURFACE, NOT REMOVE UNDERGROUND UTILITIES
4. UTILITIES EXCEPT A SYSTEM OF ONE CLASS
5. NO DEMOLITION IN THE DRAWSLOT
6. PROJECT Existing electrical vault in place
7. PROJECT Existing electrical vault to be removed. See Site Plan for future location.
8. REMOVE SECTION OF CEMENT & STOTTER CHAMBER PENCE, CONCRETE, ROCK, AND STONE TO REACH THE SOIL SURFACE. SEE SITE PLAN FOR REACHMENT POINT.
9. REMOVE ROCK TO REACH THE SOIL SURFACE. SEE SITE PLAN FOR REACHMENT POINT.
10. STOOL FREE TO BE LOCATED. SEE SITE PLAN FOR LOCATION.
11. PROJECT Existing drainage system controlled by a valve



HIS PROJECT NUMBER:
2112-002

DATE:
01/08/2020

TITLE:
SCHEMATIC DESIGN

ICLA Project No. 948486-01

100

1

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1

1

68

C D

01 SITE PLAN



OWNER
UCLA CAPITAL PROGRAMS
100 CONSTITUTION AVENUE
LOS ANGELES, CA 90095

ARCHITECT
HKS INC.
100 WILSHIRE BLVD., SUITE 1000
LOS ANGELES, CA 90014

CIVIL ENGINEER
TENNANT CONSULTING ENGINEERS
705 FLOWER STREET, #100
LOS ANGELES, CA 90017

LAND LIAISON
815 WEST 35TH STREET, 25TH FLOOR
NEW YORK, NY 10018

**ELECTRICAL, PLUMBING,
STRUCTURAL, MECHANICAL**
TENNANT CONSULTING ENGINEERS
705 FLOWER STREET, #100
LOS ANGELES, CA 90017

FIELD TEAM ENGINEERING
750 PARK AVE., SUITE 1610
SUITE 1610, NEW YORK, NY 10017

100 Constitution Avenue, Los Angeles, California 90095
JACKIE ROBINSON STADIUM IMPROVEMENTS
University of California, Los Angeles

REVISION

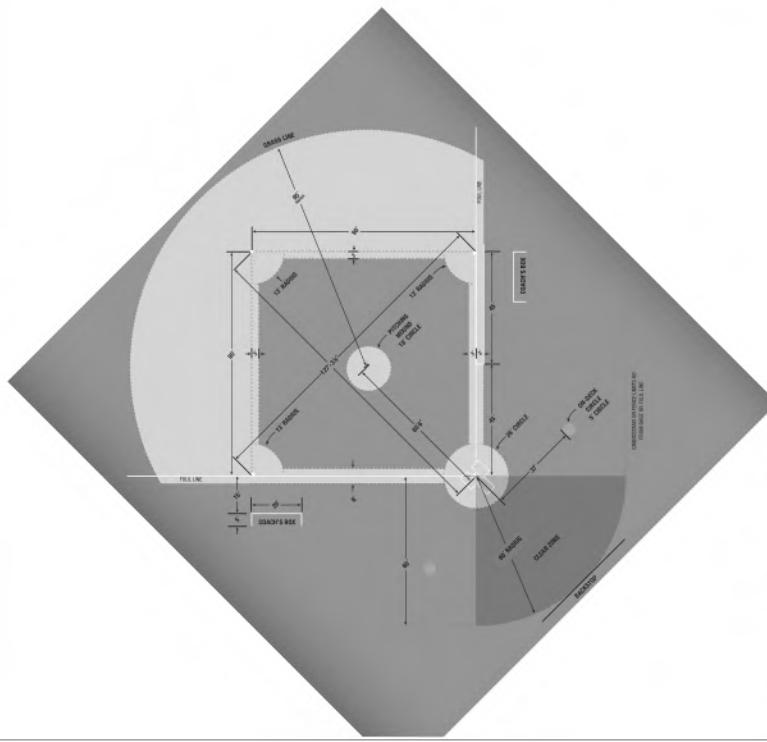
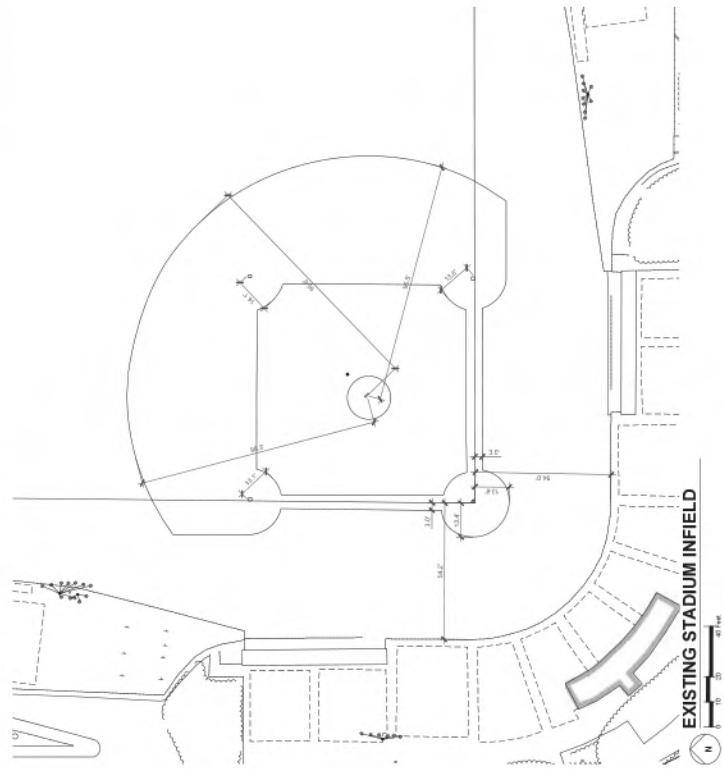
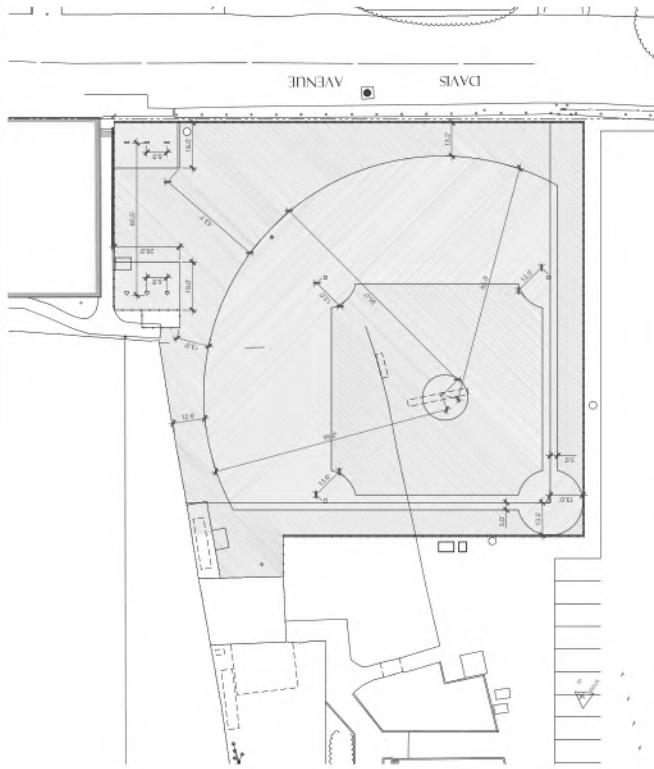
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2172-002

DATE
01/08/2020

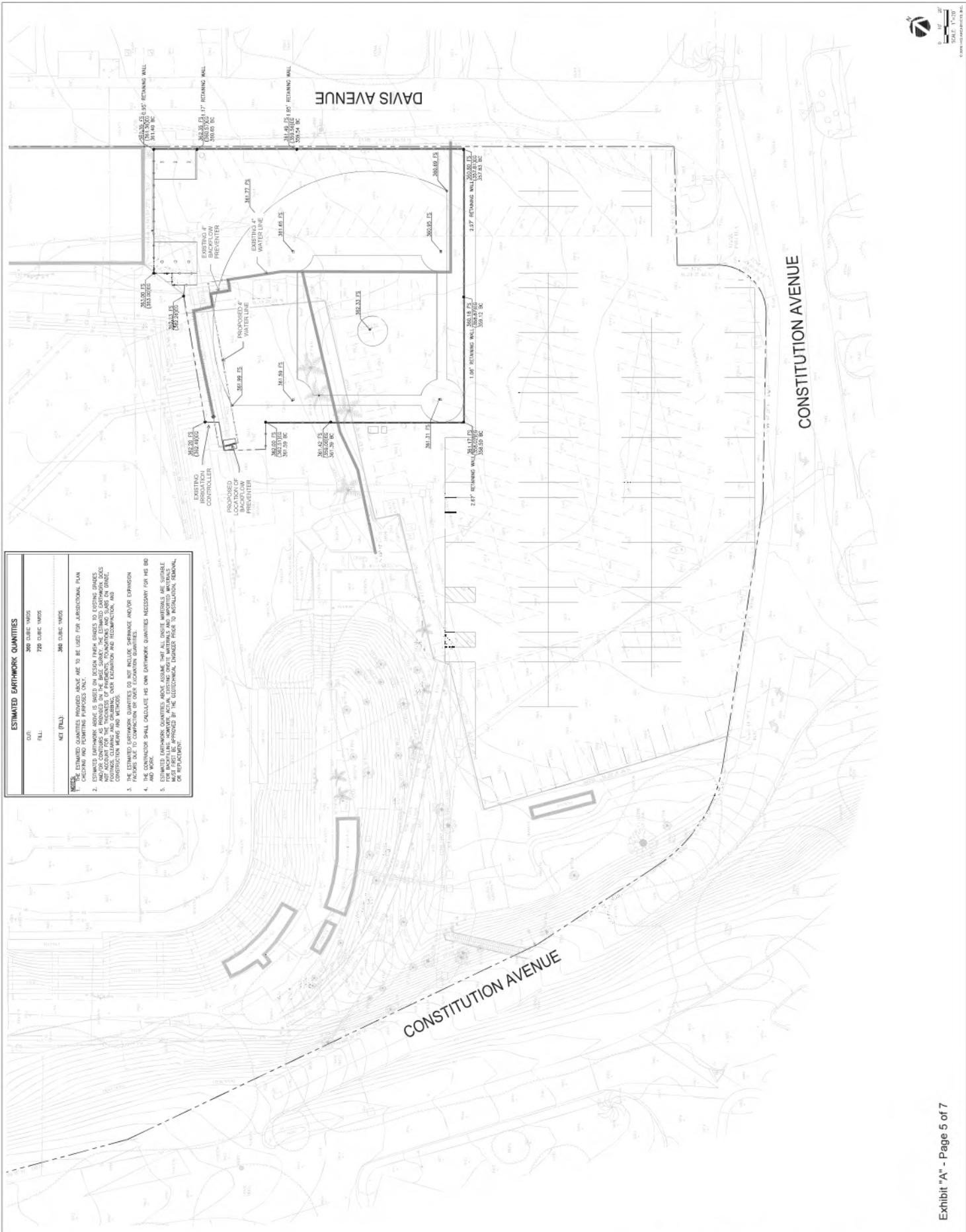
TITLE
SCHEMATIC DESIGN

SHEET TITLE
PRACTICE INFIELD

DIMENSIONS

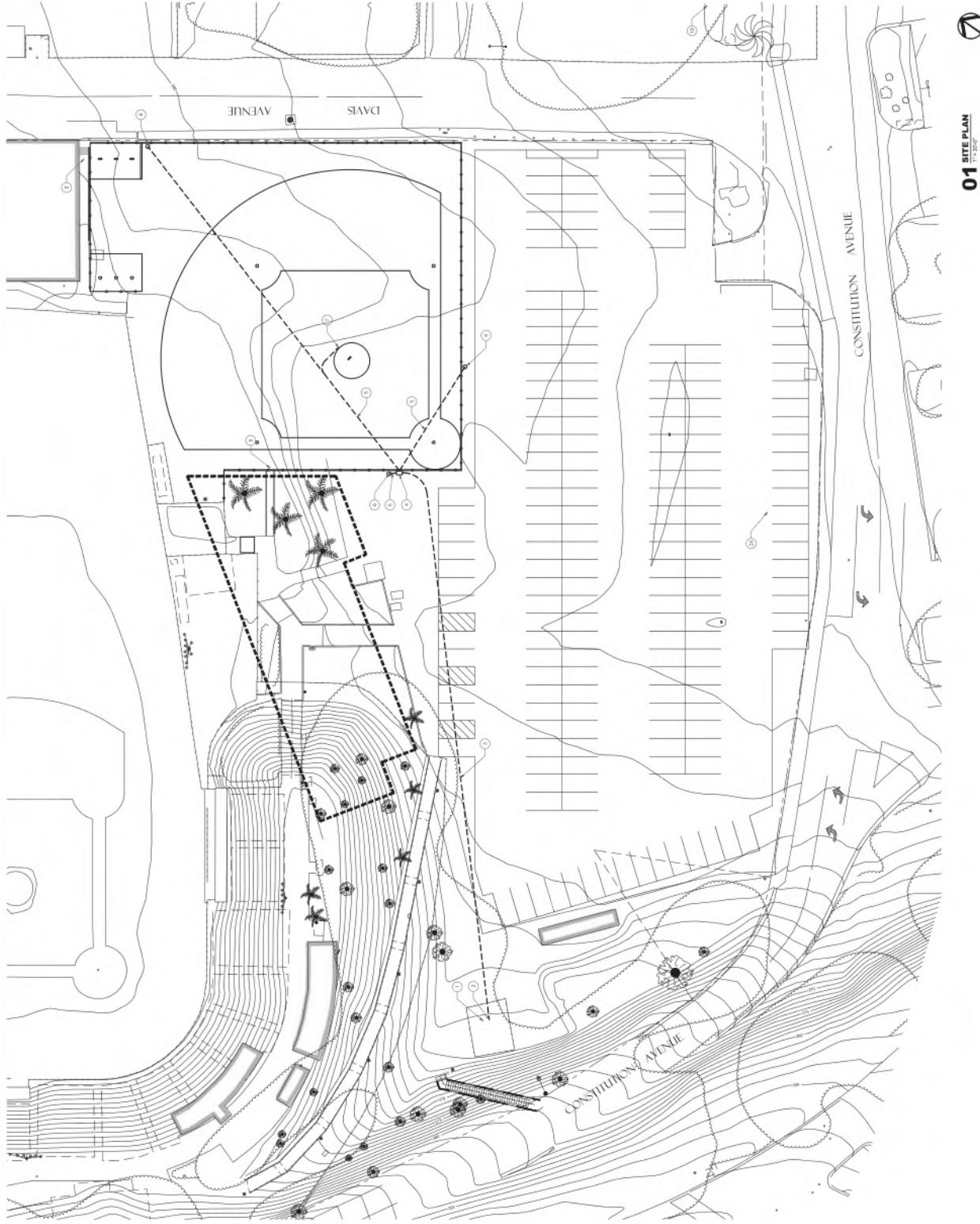
A-4

ESTIMATED EARTHWORK QUANTITIES	
QT:	340 CUBIC YARDS
FTL:	720 CUBIC YARDS
NET (FLU):	340 CUBIC YARDS
<p>NOTE: ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR APPROXIMATE PLANS.</p> <p>2. ESTIMATED EARTHWORK QUANTITIES ARE NOT A DESIGN DRAWING. THEY ARE ESTIMATES BASED ON THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS. THE ESTIMATED EARTHWORK QUANTITIES ARE NOT ACCURATE FOR THE REQUESTS OF PLATINUM, RONDO, AND SUNSHINE LOCATIONS. THESE QUANTITIES DO NOT INCLUDE EARTHMOVING, PREPARATION, CONSTRUCTION, AND DEMOLITION METHODS AND OPERATIONS.</p> <p>3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SPREADING AND EXPANSION FACTORS AS A FUNCTION OF OVER-DESIGN ALLOWANCES.</p> <p>4. THE CONTRACTOR SHALL CALL OUT ANY EARTHWORK QUANTITIES NECESSARY FOR HIS USE AND WORK.</p> <p>5. ESTIMATED EARTHWORK QUANTITIES ARE ASSESS THAT THE CONTRACT MATERIALS ARE SUITABLE FOR THE CONTRACTOR'S USE. THE CONTRACTOR IS RESPONSIBLE FOR THE SELECTION OF THE CONTRACT MATERIALS.</p> <p>6. I MUST BE AFFORDED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL,</p>	



ELECTRICAL PLAN KEYNOTES

1. DRAFTING EDGE SWITCHBOARD AND MAIN BREAKING ELECTRICAL UTILITY PANEL
2. NEW 100A BREAKERS IN CIRCUIT PANELS
3. HUBBARD 1/16" GROUND FAULT CIRCUIT
4. 100A REVERSE 200A SP. MEDIUM POWER CENTER, WIREWORN TO 100A LOTS
MAINTAINED BY THE STADIUM STAFF TO ENCL. LA & 100' FOUNDATION
5. HIGH VOLTAGE POWER CENTER TO LIGHT POLE
6. SPORTS LIGHTING POLE, SEE LIGHTING PLANS
7. GROUPED GND OUTLET FOR PORTABLE MACHINE
8. EXIT ROW AND LOCALIZED EMERGENCY LIGHTING WITH 20 MINUTE BATTERY BACKUP



ARCHITECT: CIVIL ENGINEERS INC., SUITE 1500
10555 WILSHIRE BLVD., LOS ANGELES, CA 90024

CIVIL ENGINEER: CIVIL ENGINEERS INC., SUITE 1500
10555 WILSHIRE BLVD., LOS ANGELES, CA 90024

PARK LIFE SAFETY: 200 S. BROADWAY, SUITE 200
LOS ANGELES, CA 90013

ELECTRICAL & PLUMBING:
ELECTRICAL CONTRACTORS
11200 S. SAN MARCOS BLVD., SUITE 100
IRVINE, CA 92618

STRUCTURAL ENGINEERING:
LINDA RAY & ASSOCIATES INC., SUITE 100
11200 S. SAN MARCOS BLVD., IRVINE, CA 92618

MECHANICAL CONTRACTORS:
PARK LIFE SYSTEMS INC., SUITE 100
11200 S. SAN MARCOS BLVD., IRVINE, CA 92618

UCLA Project No. 948486-01
100 Constitution Avenue, Los Angeles
University of California, Los Angeles
Jackie Robinson Stadium Improvements

